

QA-609
Eaton I-House
318 Old Point Road
Chester vicinity
Queen Anne's County

Constructed 1896
Private

Located on Cox Neck, part of Kent Island in Queen Anne's County, the Eaton I-house is a two-and-one-half-story, side-gabled I-house that faces south, towards Old Point Road. The 1896 house is situated approximately three and one quarter miles southeast of Chester, and Cox Creek lies about 200 feet north of the house. A non-historic shed stands to the house's northwest.

The Eaton I-House was built in 1896 by Ogle T. Eaton, a farmer and oysterman. Eaton tonged for oysters, the traditional method of collection in the Chesapeake Bay. From the late 1910s until the 1970s, Eastern European immigrants owned the property. In 1918, George and Josephine Rupenski bought the house. The Rupenskis worked at the nearby Mantik Canning Company, owned by William Mantik. Like Mantik, the Rupenskis were Polish immigrants who arrived in Baltimore in the late nineteenth century. In 1922, William and Mary Augustynick, another immigrant family from Eastern Europe by way of Baltimore, purchased the property from the Rupenskis. The Augustynick family, who later shortened their surname to August, owned the property until the early 1970s, when it was purchased by the current owner.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-609

1. Name of Property

historic

other Eaton I-House (preferred)

2. Location

street and number 318 Old Point Road not for publication

city, town Chester, MD 21619 X vicinity

county Queen Anne's County

3. Owner of Property

name Chester J. and Natalie M. Walters

street and number 307 Old Point Road telephone

city, town Chester state MD zip code 21619-2327

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber SM 842 folio 414

city, town Centreville tax map 63 tax parcel 78 tax ID number 04-112997

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	Contributing 1
<input type="checkbox"/> site		<input type="checkbox"/> domestic	Noncontributing 1
<input type="checkbox"/> object		<input type="checkbox"/> education	Contributing 0
		<input type="checkbox"/> funerary	Noncontributing 0
		<input type="checkbox"/> government	Contributing 0
		<input type="checkbox"/> health care	Noncontributing 0
		<input type="checkbox"/> industry	Contributing 1
		<input type="checkbox"/> landscape	Noncontributing 1
		<input type="checkbox"/> recreation/culture	Contributing 0
		<input type="checkbox"/> religion	Noncontributing 0
		<input type="checkbox"/> social	Contributing 0
		<input type="checkbox"/> transportation	Noncontributing 0
		<input type="checkbox"/> work in progress	Contributing 1
		<input type="checkbox"/> unknown	Noncontributing 1
		<input type="checkbox"/> vacant/not in use	Contributing 0
		<input type="checkbox"/> other:	Noncontributing 0
			Total
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. QA-609

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Summary

Located on Cox Neck, part of Kent Island in Queen Anne's County, the Eaton I-house is a two-and-one-half-story, side-gabled I-house that faces south, towards Old Point Road. The 1896 house is situated approximately three and one quarter miles southeast of Chester, and Cox Creek lies about 200 feet north of the house. A non-historic shed stands to the house's northwest.

Description

The Eaton I-house is located on Cox Neck, part of Kent Island in Queen Anne's County. It stands approximately three and one quarter miles southeast of Chester, and almost two and one quarter miles northwest of Turkey Point, the southern tip of Cox Neck. The house faces south, and stands approximately 20 feet from the north side of Old Point Road. The property is level and grassy; some mature trees dot the property; and a few shrubs line the foundation of the house. A non-historic, one-story shed is situated just to the northwest of the house. The western property line is marked by a screen of trees, while a wood stockade fence and stone retaining wall define the eastern property line. Cox Creek is located approximately 200 feet north of the house, and a non-historic wood dock extends into the creek.

The 1896 Eaton I-house is a two-and-one-half-story, three-bay, frame I-house that stands upon a brick pier foundation. The house is clad with aluminum siding, and a one-bay porch is centered on the façade. Replacement, filigreed metal posts that stand on a poured concrete deck support the porch's shed roof, which is sheathed with standing-seam metal. The Eaton I-house is capped by a side-gabled roof with a centered front gable; the roof is clad with asphalt shingles. A boxed wood cornice with cornice returns defines the roofline. The cornice is partially clad with aluminum siding that matches the house's, but some siding has been removed on the west end of the house. Two interior-end brick chimneys are situated at both the east and west ends of the house; the corbelled caps on both chimneys display signs of disrepair.

The first-story façade fenestration at the Eaton I-house comprises two, two-over-two, double-hung, wood windows that flank the centered entry. The front door was not visible at the time of the survey. The façade's three-bay second story displays windows matching those on the first story. All of the windows are framed by square-edged, wood surrounds. A two-over-two, arched, double-hung, wood window occupies the centered front gable.

Two ganged, two-over-two, double-hung, wood windows occupy the west gable. Otherwise, the house's west elevation is devoid of fenestration. The east elevation displays the same two windows in its gable, and has no other windows. On the first story of the east elevation, a one-bay, shed-roofed hood in the northernmost bay shelters a side entry fronted by a poured concrete stoop. The side entry's door was not visible at the time of the survey.

Secondary Resource Exterior Description

A circa 1980, frame shed is situated to the northwest of the house. It has a shed roof clad with asphalt shingles. The shed's walls are clad with plywood, and a two-leaf, swing-out, plywood door is centered on the south elevation.

8. Significance

Inventory No. QA-609

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates 1896

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Summary Statement of Significance

The Eaton I-House was built in 1896 by Ogle T. Eaton, a farmer and oysterman. Eaton tonged for oysters, the traditional method of collection in the Chesapeake Bay. From the late 1910s until the 1970s, Eastern European immigrants owned the property. In 1918, George and Josephine Rupenski bought the house. The Rupenskis worked at the nearby Mantik Canning Company, owned by William Mantik. Like Mantik, the Rupenskis were Polish immigrants who arrived in Baltimore in the late nineteenth century. In 1922, William and Mary Augustynick, another immigrant family from Eastern Europe by way of Baltimore, purchased the property from the Rupenskis. The Augustynick family, who later shortened their surname to August, owned the property until the early 1970s, when it was purchased by the current owner.

Narrative

In 1890, William L. Palmer purchased approximately nine acres of land on the west side of Cox Neck, on Kent Island.¹ In 1891, he and his wife, Laura J. Palmer, sold a half acre of that property to Ogle T. Eaton. In 1896, Eaton built the current house on the property for himself and his family.² With its single-pile, center-hall plan, the dwelling displays a typical I-house form. Reflecting nation-wide trends, the I-house form was common among rural residences in Queen Anne's County from the mid-nineteenth century through the first years of the twentieth century. I-houses from this period often exhibit a rear ell that provided space for the kitchen and other service spaces. The Eaton I-house, however, does not now have an ell, although it may have had one in the past. The Eaton I-house does not display any decorative elements characteristic of the period of its construction, although many of the original exterior finishes may be obscured by later alterations such as the 1960s aluminum siding, and replacement, metal porch posts.

Census records indicate that Eaton, like many Kent Island residents, made his living through a combination of farming and tonging for oysters.³ Located on Ox Creek and not far from Crab Alley Creek, Ogle Eaton's house at Old Point would have been convenient for both occupations. It stood within a small maritime settlement at Old Point that included an oyster-shucking or packing house owned by William Palmer, who was also a lifelong farmer.⁴ Tonging for oysters was, by its nature, an individual and grueling effort.⁵ In the

¹ See Chain of Title, Continuation Sheet 8-3 for this and all subsequent deed references for this property.

² The current tax assessment assigns an 1896 construction date to the Eaton I-House, which is consistent with the architectural evidence.

³ In 1900, Eaton is described as a farmer, but in 1920, when Eaton lived with his sister and her husband, he was tonging for oysters. 1900 U.S. Population Census, Queen Anne's County, Maryland, 4th District, Enumeration District No. 63, Sheet No. 8A; also 1920 U.S. Population Census, Queen Anne's County, Maryland, 4th District, Kent Island, Enumeration District No. 78, Sheet No. 7B.

⁴ Concomitant with the growing importance of commercial oystering, oyster-shucking houses and oyster-packing factories were also established throughout the county. Robert J. Brugger, *Maryland: A Middle Temperament, 1634-1980* (Baltimore: Johns Hopkins University Press, 1988), pp. 321-328, 786. William L. Palmer owned an oyster-processing facility at Old Point as early as 1890; at that time, the land on which the Eaton I-house now stands was part of the same property as the "Oyster House." The 1891 deed between W.L. Palmer and Ogle Eaton refers to the facility as "Wm. L. Palmer's Oyster House." (See Chain of Title, Continuation Sheet, 8-3.) Despite owning the oyster house, William Palmer was listed as a farmer in the 1900 and 1920 censuses. 1900 U.S. Population Census, Queen Anne's County, Maryland, 4th Election District, Enumeration District No. 63, Sheet No. 5B; 1920 U.S. Population Census, Queen Anne's County, Maryland, 4th Election District, Enumeration District No. 78, Sheet No. 13A. After Palmer's death, his wife Laura continued to manage their farm. 1930 U.S. Population Census, Queen Anne's County, Maryland, 4th Election District, Kent Island, Enumeration District No. 18-8, Sheet No. 9B.

9. Major Bibliographical References

Inventory No. QA-609

See Continuation Sheet 9-1 for Bibliographical References.

10. Geographical Data

Acreage of surveyed property 0.309 acres
Acreage of historical setting 0.5 acres
Quadrangle name Kent Island Quadrangle scale: 1:24,000 (7.5 minute)

Verbal boundary description and justification

The property boundary is defined by the current parcel boundaries shown on tax map 63, grid 18, parcel 78 in Queen Anne's County, Maryland.

11. Form Prepared by

name/title	Evelyn D. Causey, Ph.D., Senior Historian Gerald M. Maready, Jr., Architectural Historian		
organization	History Matters, LLC	date	December 21, 2007
street & number	1502 21 st Street, NW, 2 nd Floor	telephone	(202) 223-8845
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-609

Name: Eaton I-House
Continuation Sheet

Number 8 Page 1

late 1820s, entrepreneurs began to can Chesapeake Bay oysters, which allowed them to be sold nationally, increasing demand.⁶ The increased demand brought large, out-of-state, dredging operations and steamships to the Chesapeake Bay in the early nineteenth century, threatening the livelihoods of local watermen, who used the tonging method, which was less efficient, but required less capital investment. In response to the economic threat posed by out-of-state dredgers, the Maryland General Assembly passed protectionist laws in the early 1830s that outlawed dredging, and restricted the harvesting of oysters in Maryland waters to Maryland residents.⁷ In the second half of the nineteenth century, the volume of commercial oystering in the Chesapeake Bay region continued to increase dramatically.⁸ In 1865, in response to the sustained growth of the industry, as well as the pleas of local watermen, the Maryland Assembly altered its earlier stance, passing legislation that permitted Maryland residents to dredge in waters of at least fifteen feet depth; the legislation also mandated the use of sailboats for both dredging and tonging.⁹ Despite permission to dredge for oysters and dramatic declines in Chesapeake Bay oyster harvests in the 1890s and again in the 1920s, the majority of Queen Anne's County's oystermen continued to tong for oysters.¹⁰

By 1918, Dr. John R. Benton, a local doctor and property owner, owned the Eaton I-House.¹¹ It is not clear how Benton acquired the property from Ogle Eaton.¹² However, in 1905 and 1912, respectively, Eaton sold his canoe and skipjack to Benton, indicating that the two had financial connections.¹³ It is thus possible that Benton acquired the property after Eaton defaulted on a loan. In 1918, John Benton sold the property to George and Josephine Rupenski. In 1920, both of the Rupenskis, along with their 14-year-old son, worked at the neighboring tomato cannery owned by William Mantik.¹⁴ William Mantik and the Rupenskis were immigrants from

⁶ "Hand tongs were developed to pick up the oysters from a boat. Hand tongs are a long scissor-like tool with metal rakes on the ends. The waterman stands on the side of his boat, opens the tongs, and reaches to the bottom of the river. He closes the tongs, scooping the oysters between the rakes. He then lifts the tongs into the boat and dumps the oysters onto the culling board. The river might be fifteen or more feet deep. The tongs are very long, heavy, and hard to manage . . . [H]and tonging is hard, slow work. Sometimes each 'lick' of the tongs brings up only a few oysters." "Watermen, Harvesting the Bounty: Oysters," *The Mariners' Museum - Newport News, Virginia* (Newport News, Va.: The Mariners' Museum, 2004), accessed 16 November 2007, <<http://mariner.org/chesapeakebay/waterman/wat009.html>>. See also Brugger, p. 219.

⁷ "In 1828 Thomas Kensett opened Baltimore's first oyster cannery [. . .]. Because oysters were an extremely perishable product for which there was wide demand, they proved the ideal first food product to be experimentally massed-marketed [sic] through the use of the canning process. Kensett's process, followed by several other canners, allowed for national distribution of Maryland oysters." Ralph E. Eshelman, *National Historic Landmark Study: Chesapeake Skipjack* Hilda M. Willing (1994).

⁸ "Employing cable-drawn, chain-bag devices - dredges - as they raked over the oyster beds, 'drudgers' vastly increased the size of a day's take (indeed, they [Northern watermen who brought the dredge to the Chesapeake] had badly depleted their Northern sources) and threatened the tonger with extinction." Brugger, p. 219.

⁹ As an example: "in the early 1870s Crisfield, a tiny community on Tangier Sound with a rail link to the Delaware line, became home port to more than six hundred oystering sailcraft. In those years tongers and dredgers marketed about 10 million bushels of oysters a year at Crisfield, and a record 15 million in 1884." Brugger, p. 324. A chart depicting the annual Chesapeake Bay oyster harvest between 1840-1980 can be found in Brugger, p. 786. See also Charles B. Clark, *The Eastern Shore of Maryland and Virginia, Vol. II* (New York: Lewis Historical Publishing Company, Inc., 1950), pp. 871-874; and Donald G. Shomette, "Kent Narrows Timeline" (Queen Anne's County Heritage Consortium, Chester, Md., 2004, photocopy).

¹⁰ Brugger, p. 322. This law would stand, largely unaltered, until 1966, when the state decided to allow the use of motor boats for dredging on Mondays and Tuesdays only, limiting their haul to no more than 150 bushels per day "at a time when, under sail on an especially good day, a skipjack had been able to take 300 bushels (which at the dock sold for about \$3 each)." Brugger, p. 637.

¹¹ "[. . .] most of the oyster harvest from the Chesapeake is taken with hand tongs." "Watermen, Harvesting the Bounty: Oysters," *The Mariners' Museum - Newport News, Virginia*. Information about the decline of oyster harvests in the 1890s and the twentieth century can be found in Brugger, pp. 461-462, 786. Information about the continuing importance of the maritime industries, despite declines, can be found in Clark, pp. 870-873; see also Shomette.

¹² Benton also originally owned the property where QA-581, the *Gilmore and Beulah Green House*, now stands.

¹³ A deed of sale that transferred the property from Eaton to Benton could not be located.

¹⁴ For the deeds relating to the boats, see Queen Anne's County Land Records, Liber JEG 8, Folio 544 (23 November 1905) and Queen Anne's County Land Records, Liber WFW 1, Folio 560 (19 July 1912). In the early nineteenth century, tongers used small, two-masted sailboats known as canoes. Beginning in the second quarter of the nineteenth century, oystermen used the bug-eye, a boat that evolved from the earlier canoes. Brugger, pp. 322-324. Starting in the 1890s and continuing into the late twentieth century, the skipjack was the boat of choice for the Chesapeake Bay oyster fleet. Skipjacks are wood sailboats with a shallow draft and a 'deadrise, or V bottom.' Dr. Mary Ellen Hayward, *National Register of Historic Places Inventory-Nomination Form* [Multiple Property Documentation]: *Chesapeake Bay Skipjack Fleet*, NR # 64000307 (1985). See also Eshelman, *Chesapeake Skipjack* Hilda M. Willing. In the first bill of sale, Eaton refers to his boat as a canoe, but it does not seem likely that it was one of the canoes used by tongers in the early nineteenth century. In the second bill of sale, Eaton describes his boat as a "dead rise bateau." Given the use of the phrase "dead rise," it seems probable that this boat was a skipjack.

¹⁵ William N. Hoxter, Jr., *Nick Hoxter's Kent Island: The Final Visit to the Island of Yesterday* (Grasonville, Md.: self-published, 2005), p. 72; also 1920 U.S. Population Census, Queen Anne's County, Maryland, 4th District, Kent Island, Enumeration District No. 78, Sheet No. 12A.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-609

Name: Eaton I-House
Continuation Sheet

Number 8 Page 2

Poland who arrived in Baltimore in the late nineteenth century. In 1910, Mantik was already a partner in a packing house in Baltimore.¹⁵ By December 1918, Mantik had moved his family and his business to Queen Anne's County.¹⁶ He brought other Polish immigrants, like the Rupenskis, from Baltimore to work in his cannery.¹⁷

In the late nineteenth century, Eastern Shore farmers turned to fruit and vegetable production because they had difficulty competing with the Great Plains states for the national grain market.¹⁸ The soil of Queen Anne's County was particularly suited for raising peaches, but pears, apples, small fruit, and tomatoes also proved profitable.¹⁹ Queen Anne's County farmers shipped their produce to Baltimore or Philadelphia for canning or for sale in urban markets.²⁰ Later, some canneries were established in the county itself, cutting out a leg of the journey from farm to consumer.²¹

In 1922, the Rupenskis sold the property to William and Mary Augustynick, Eastern European immigrants who were likely drawn to the area by Mantik's cannery.²² Unlike the Rupenskis, the Augustynicks do not appear to have been solely employed at the cannery; in 1930, the census listed William as a farmer.²³ The Augustynick family, who by 1930 shortened their name to August, owned the property until the early 1970s, when it was sold to the current owner.

¹⁵ 1910 U.S. Population Census, Baltimore, Maryland, Election District 12, 4th Precinct, Enumeration District No. 45, Sheet No. 14B.

¹⁶ Mantik's company was named the Mantik Canning Company. U.S. Draft Registration Card, World War I, William Balaslaus Mantik (12 September 1918).

¹⁷ Hoxter, p. 72. Hoxter notes in his book that, "I believe the cannery burned." According to Eastern Shore cannery historian R. Lee Burton, Jr., "[...] the migrant worker soon became a part of canning operations. Ethnic workers who had once migrated from Baltimore to Anne Arundel County to pick peas and other crops could make more money working in canning factories on the Eastern Shore. Referred to as 'Polish' regardless of nationality [...] many of them chose to become permanent residents of the Eastern Shore." R. Lee Burton, Jr., *Canneries of the Eastern Shore* (Centreville, Md.: Tidewater Publishers, 1986), p. 47.

¹⁸ From the early nineteenth century until circa 1880, wheat and corn were the chief crops raised in Queen Anne's County. Frederic Emory, *Queen Anne's County, Maryland: Its Early History and Development* (Baltimore, MD: The Maryland Historical Society, 1950; originally published in the *Centreville (Maryland) Observer*, 5 January 1886-3 May 1887), p. 28; also J. Thomas Scharf, *The Natural & Industrial Resources and Advantages of Maryland* (Annapolis, Md.: C.H. Baughman & Co., State Printers, 1892), p. 85; also John R. Wennersten, *Maryland's Eastern Shore: A Journey in Time and Place* (Centreville, Md.: Tidewater Publishers, 1992), p. 142.

¹⁹ Emory, p. 4. Also "Tomato picking and tomato skinning remained hand processes, and as a result the Eastern Shore became a haven for canning this labor intensive vegetable." Burton, p. 39. In addition to Mantik's cannery at Old Point in the 1920s, S.T. Earle began canning tomatoes in Centreville in 1889. Burton, p. 113. A cannery in Stevensville may have also canned tomatoes. Hoxter, p. 121.

²⁰ Emory, p. 28.

²¹ Burton, p. 113.

²² William Augustynick immigrated to the United States in 1894, and Mary arrived in 1881. In the 1930 census, they described their origin as German, but it seems likely that, like the Mantiks and Rupenskis, they were actually Polish. At that time, large swaths of what is now Poland were part of the German Empire (the provinces of West Prussia, southern East Prussia, and Pomerania, among others, as well as the city of Danzig, now known as Gdańsk). 1930 U.S. Population Census, Queen Anne's County, Maryland, 4th Election District, Kent Island, Enumeration District No. 18-8, Sheet No. 10B. For history of Poland and the German Empire, see Michael Stürmer, *The German Empire, 1870-1918* (New York: Modern Library, 2000); also Jerzy Lukowski and Hubert Zawadzki, *A Concise History of Poland*, 2nd ed. (New York: Cambridge University Press, 2006). In the 1910 census, when he was still living in Baltimore, William Mantik and his wife were described as "German Polish," demonstrating a point of origin likely similar to that of the Augustynicks. 1910 U.S. Population Census, Baltimore, Maryland, Election District 12, 4th Precinct, Enumeration District No. 45, Sheet No. 14B.

²³ 1930 U.S. Population Census, Queen Anne's County, Maryland, 4th Election District, Kent Island, Enumeration District No. 18-8, Sheet No. 10B.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-609

Name: Eaton I-House
Continuation Sheet

Number 8 Page 3

Chain of Title

2 October 2001

Grantor: Chester J. Walters

Grantee: Chester J. and Natalie M. Walters

Liber SM 842, *folio* 414

Parcel #2: 0.5 acres

10 November 1971

Grantor: Walter Livtinuck and F. Clifford Hane, Trustees

Grantee: Chester J. Walters

Liber CWC 60, *folio* 12

Livtinuck and Hane appointed Trustees as the result of a court case: Martin August, et al. v. John C. Walters, et al., 6 April 1971, No. 5019 on the docket

Parcel #2: 0.5 acres

20 October 1947

Grantor: Nellie G. Meredith

Grantee: William August, et al.

Liber ASG, Jr. 18, *folio* 272

Parcel #1: 6.7 acres

Parcel #2: 0.5 acres

13 September 1947

Grantor: William and Mary Augustynick, et al.

Grantee: Nellie G. Meredith

Liber ASG, Jr. 18, *folio* 270

Parcel #1: 6.7 acres

Parcel #2: 0.5 acres

19 July 1946

Grantor: William and Mary Augustynick

Grantee: James Augustynick and Martin Augustynick

Liber ASG, Jr. 15, *folio* 224

Parcel #1: 6.7 acres

Parcel #2: 0.5 acres

"[. . .] the parties of the frist [*sic*] part for and in consideration of the natural love and affection which they do bear unto their said sons, James Augustynick and Martin Augustynick [. . .] do hereby give, grant, and convey subject to the reservation hereinafter made unto them the said James Augustynick and Martin Augustynick as tenants in common share and share alike the following described real estate [. . .]." William and Mary Augustynick retained life use of the property.

27 September 1922

Grantor: George and Josephine Rupenski

Grantee: William Augustynick

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-609

Name: Eaton I-House
Continuation Sheet

Number 8 Page 4

Liber JFR 9, folio 430

Parcel #1: 6.7 acres

Parcel #2: 0.5 acres

14 May 1918

Grantor: Dr. John R. and Alice G. Benton

Grantee: George and Josephine Rupenski

Liber WFW 11, folio 528

"[. . .] known as the Ogle T. Eaton Property [. . .]."

[Parcel #2]: 0.5 acres

26 March 1891

Grantor: Laura J. and William L. Palmer

Grantee: Ogle T. Eaton

Liber WD 5, folio 404

"[. . .] All that Lot or parcel of land situated on the North side of [the] public road, leading from the main road of Coxes Neck to Wm. L. Palmer's Oyster House containing one half acre of land, more or less [. . .]."

27 February 1891

Grantor: Wm. L. Palmer

Grantee: Laura J. Palmer

Liber WD 5, folio 362

"[. . .] this being the same lot of land bought of Henry A. Palmer, Sr., by Wm. R. Palmer and containing about five acres of land, more or less."

3 September 1890

Grantor: Henry A., Sr. and Mahala J. Palmer

Grantee: William L. Palmer

Liber WD 4, folio 531

"[. . .] the public road lately laid down by the County Commissioners for Queen Anne's County (a public road leading from the Road leading down Coxes Neck to the said Oyster House) [. . .]."

"[. . .] to include the land on which the Oyster House is located [. . .] containing nine acres and one rood of land, more or less.

Reserving and subject nevertheless to the use of the wharf on the lot hereby conveyed by the said Henry A. Palmer, Senior [. . .]."

21 August 1877

Grantor: Samuel and Florence Z. Ringgold

Grantee: Henry A. Palmer

Liber JW 7, folio 180

"[. . .] all that tract or part of a tract or parcel of land called 'CloverFields' or 'The Mansion Farm' or by whatsoever name or names the same may be called, situate in Coxe's Neck on Kent Island [. . .]."

"[. . .] containing one hundred and fifty-six acres, three roods, and four perches of land, more or less [. . .]."

Maryland Historical Trust

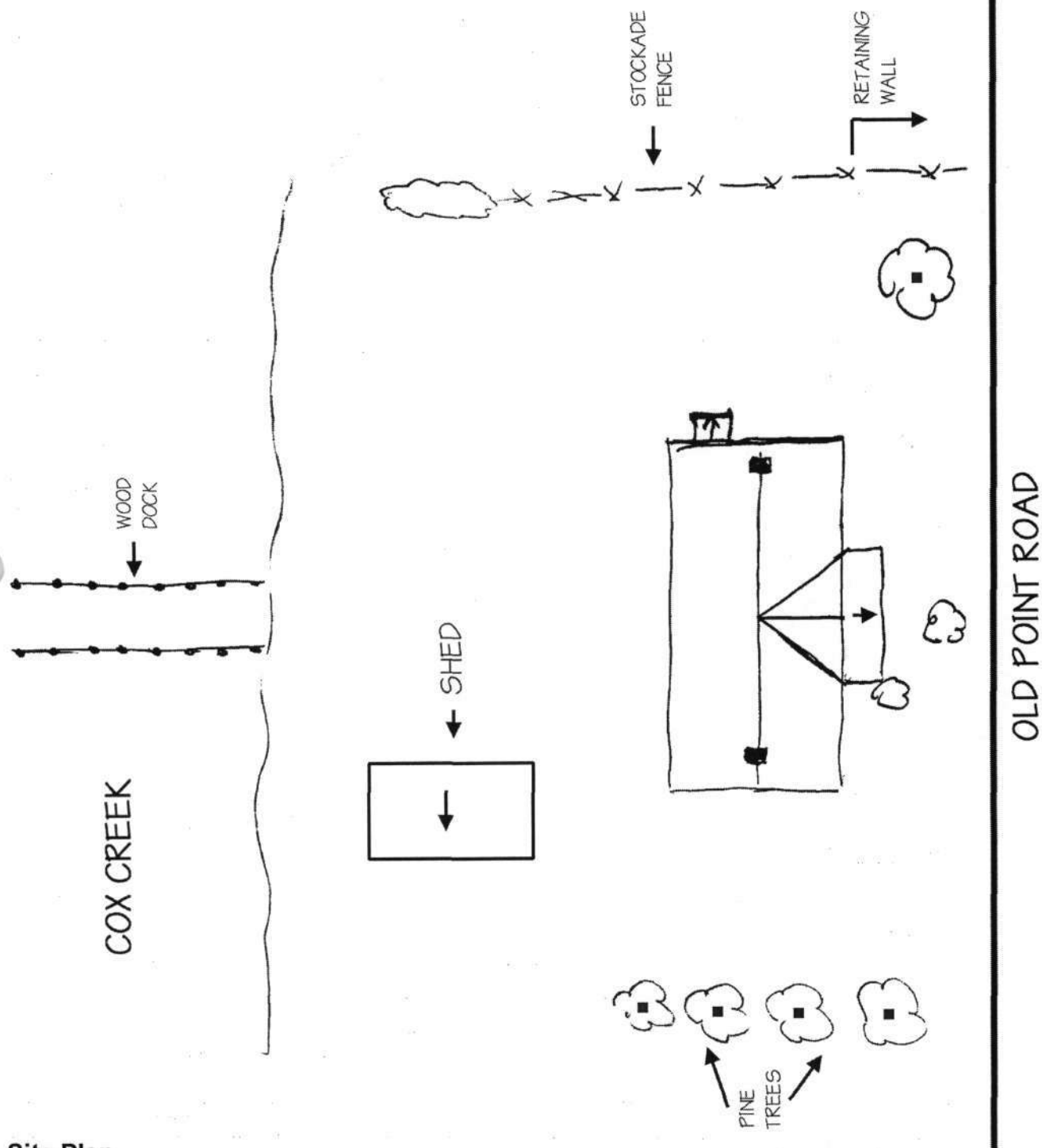
Maryland Inventory of Historic Properties Form

Inventory No. QA-609

Name: Eaton I-House
Continuation Sheet

Number 9 Page 1

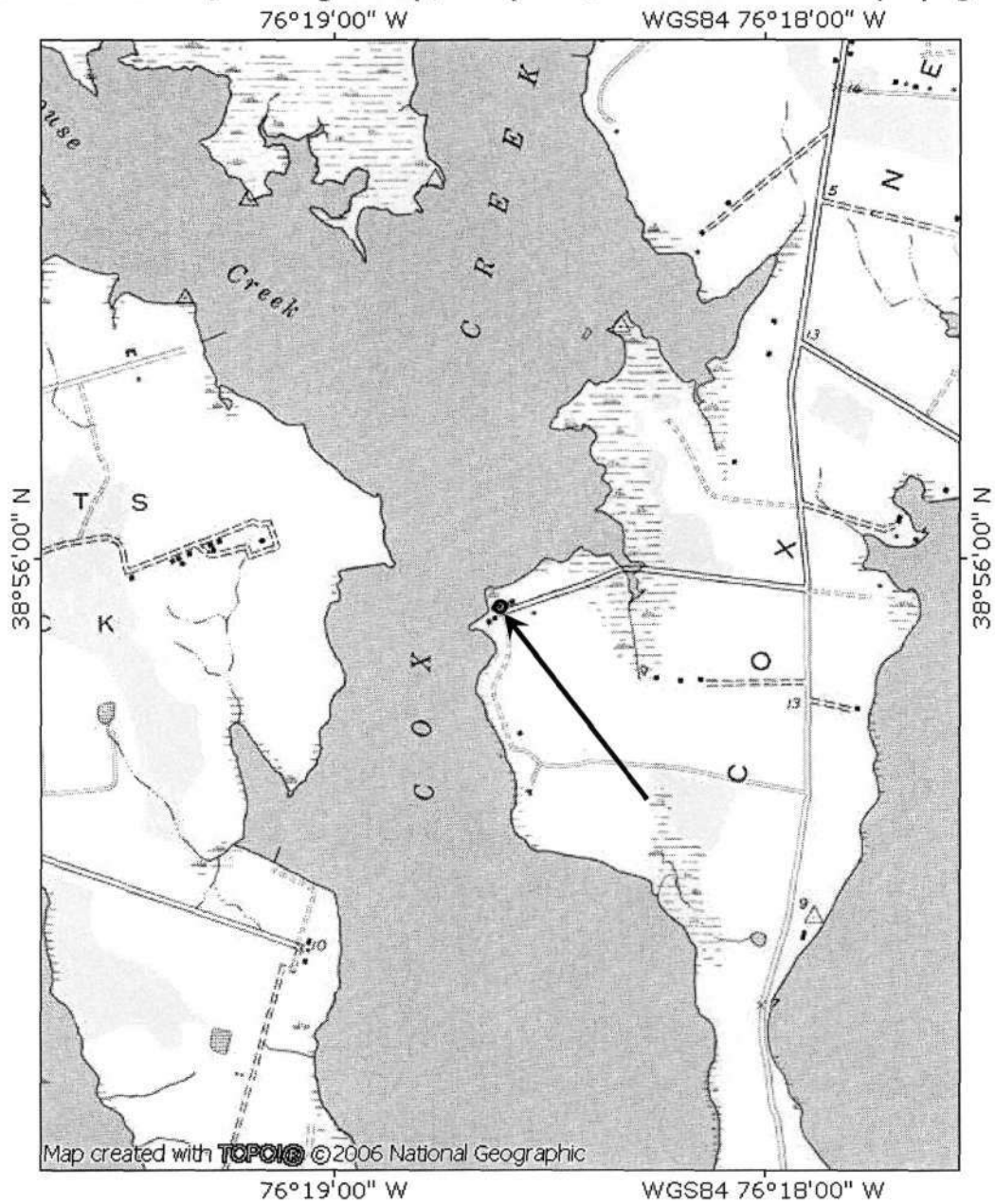
- Brugger, Robert J. *Maryland: A Middle Temperament, 1634-1980*. Baltimore: The Johns Hopkins University Press, 1988.
- Burton, Jr., R. Lee. *Canneries of the Eastern Shore*. Centreville, Md.: Tidewater Publishers, 1986.
- Clark, Charles B. *The Eastern Shore of Maryland and Virginia, Vol. II*. New York: Lewis Historical Publishing Company, Inc., 1950.
- Emory, Frederic. *Queen Anne's County, Maryland: Its Early History and Development*. Baltimore: The Maryland Historical Society, 1950. Originally published in the *Centreville (Maryland) Observer*, 5 January 1886-3 May 1887.
- Eshelman, Ralph E. *National Historic Landmark Study: Chesapeake Skipjack Hilda M. Willing* (1994).
- Hayward, Dr. Mary Ellen. *National Register of Historic Places Inventory-Nomination Form* [Multiple Property Documentation]: *Chesapeake Bay Skipjack Fleet*. NR # 64000307 (1985).
- Queen Anne's County Land Records, Liber JEG 8, Folio 544 (23 November 1905).
- Queen Anne's County Land Records, Liber WFW 1, Folio 560 (19 July 1912).
- Scharf, J. Thomas. *The Natural & Industrial Resources and Advantages of Maryland*. Annapolis, Md.: C.H. Baughman & Co., State Printers, 1892.
- Hoxter, William N., Jr. *Nick Hoxter's Kent Island: The Final Visit to the Island of Yesterday*. Grasonville, Md.: [self-published], 2005.
- Shomette, Donald G. "Kent Narrows Timeline." Queen Anne's County Heritage Consortium, Chester, Md., 2004. Photocopy.
- U.S. Draft Registration Card, World War I. William Balaslaus Mantik. 12 September 1918. Registration Location: Queen Anne's County, Maryland; Roll: 1684365; Draft Board: 0.
- U.S. Population Census, Baltimore, Maryland, 1910.
- U.S. Population Census, Queen Anne's County, Maryland, 1870.
- U.S. Population Census, Queen Anne's County, Maryland, 1880.
- U.S. Population Census, Queen Anne's County, Maryland, 1900.
- U.S. Population Census, Queen Anne's County, Maryland, 1920.
- U.S. Population Census, Queen Anne's County, Maryland, 1930.
- "Watermen, Harvesting the Bounty: Oysters." *The Mariners' Museum - Newport News, Virginia*. Newport News, Va.: The Mariners' Museum, 2004. Accessed 16 November 2007. <<http://mariner.org/chesapeakebay/waterman/wat009.html>>.
- Wennersten, John R. *Maryland's Eastern Shore: A Journey in Time and Place*. Centreville, Md.: Tidewater Publishers, 1992.



Site Plan
QA-609
Eaton I-House
318 Old Point Road
Chester vicinity
Queen Anne's County, Maryland

not to scale

USGS Kent Island Quadrangle Map, Maryland, 7.5 Minute Series (Topographic)



QA-609
Eaton I-House
318 Old Point Road
Chester vicinity
Queen Anne's County

0.0 0.5 1.0 miles
0.0 0.5 1.0 1.5 km

MN T
11°
08/13/07



QA-609

Eaton I-House

318 Old Point Road, Chester vicinity

Queen Anne's County, MD

History Matters, LLC

7/2007

MD SHPO

South Elevation (Facade), looking NE

1 of 1